

Dowsdale Bank

Shepeau Stow, Whaplode Drove, Spalding, PE12 0TX

£475,000 - Freehold, Tax Band - D

4 3 2 E

Floor Plan



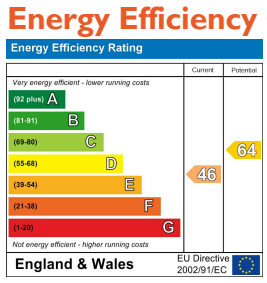
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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Nestled in the charming village of Whaplode Drove, Spalding, this immaculately presented detached luxury home originally built in 1995 benefits from Lincolnshire field views to both front and rear. This bespoke property is presented in show home condition and offers a perfect blend of modern living and picturesque countryside views. The property boasts an extensive gravelled driveway, providing ample parking for multiple vehicles, a luxury kitchen, a utility room, two reception rooms plus four double bedrooms, two en-suites, a luxury family bathroom and a double garage.

Upon entering, you are greeted by an impressive reception hall featuring a striking staircase that guides you to a galleried landing. The spacious living room is a highlight, complete with a large picture window that frames delightful field views and a feature fireplace fitted with a log-burning stove, creating a warm and inviting atmosphere. Double doors open into the elegant dining room, while bi-folding doors lead to a charming Edwardian-style conservatory, perfect for enjoying the garden throughout the seasons. The recently refitted high-gloss kitchen is a chef's dream, equipped with a matching island unit ,single oven and hob over , a separate utility/boot room for added convenience. A modern cloakroom completes the ground floor layout, along with an internal door leading to the integral double garage offering tremendous conversion potential. Ascending to the first floor, the stunning galleried landing offers versatile space and leads to a luxurious master bedroom, complete with fully fitted wardrobes and a lavish four-piece en-suite shower room. Three further double bedrooms provide ample accommodation, complemented by a stylish family bathroom, a dressing area, and an additional en-suite shower room accessible from the guest room.

The south facing rear garden is a true delight, featuring well-kept lawns and a patio area that invites you to relax while taking in the breathtaking field views. This exceptional property is a rare find, and early viewing is highly recommended to fully appreciate

Entrance Hall
4.98 x 3.02 (16'4" x 9'10")

Living Room
5.92 x 3.79 (19'5" x 12'5")

Dining Room
3.45 x 3.81 (11'3" x 12'5")

Conservatory
3.36 x 2.98 (11'0" x 9'9")

Kitchen Breakfast Room
3.48 x 5.99 (11'5" x 19'7")

Utility Room
3.25 x 1.28 (10'7" x 4'2")

WC
1.50 x 1.56 (4'11" x 5'1")

Landing
6.21 x 3.04 (20'4" x 9'11")

Hallway
2.20 x 2.99 (7'2" x 9'9")

Master Bedroom
7.40 x 3.01 (24'3" x 9'10")

En-Suite To Master Bedroom
1.77 x 2.97 (5'9" x 9'8")

Bedroom Two
5.34 x 3.82 (17'6" x 12'6")

En-Suite To Bedroom Two
2.33 x 3.01 (7'7" x 9'10")



















Bedroom Three
3.48 x 3.83 (11'5" x 12'6")

Bathroom
2.32 x 2.67 (7'7" x 8'9")

Bedroom Four
4.51 x 2.67 (14'9" x 8'9")

Garage
5.60 x 5.79 (18'4" x 18'11")

EPC - E
46/64

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Domestic Small Sewage Treatment Plant
Heating: Oil
Internet connection: Fixed Wireless
Internet Speed: up to 51Mbps
Mobile Coverage: EE - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





